

## \$564,900 - 19 170 Kingswood Boulevard, St. Albert

MLS® #E4444369

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,234 sqft  
Condo / Townhouse on 0.00 Acres

Kingswood, St. Albert, AB

Experience elegant adult living in this beautifully maintained 55+ half duplex bungalow, built by Heredity Homes. Nestled in the quiet community of Kingswood, this thoughtfully designed home backs directly onto a scenic walking trailâ€”perfect for peaceful strolls or letting your furry friend roam in the fully fenced yard. Inside, you're greeted with a bright, open-concept layout featuring gleaming hardwood floors, crown moulding, and tasteful accent walls. The chef-inspired kitchen offers granite countertops, stainless steel appliances, a central island with seating, and stylish backsplash. The cozy living room centers around a gas fireplace, creating a warm and inviting atmosphere. Enjoy formal dinners in the elegant dining room. The finished basement boasts a second fireplace and built-in shelving, 2 large bedrooms and additional 4 pc bathroom. With main floor laundry, AC, furnace replaced (2023), and premium finishes throughout, this home offers low-maintenance living without compromise.

Built in 2003

### Essential Information

MLS® #	E4444369
Price	\$564,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,234
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	19 170 Kingswood Boulevard
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6Z6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	8
Zoning	Zone 24
Condo Fee	\$430

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Listing information last updated on July 4th, 2025 at 1:47am MDT